

**CITY OF MONROE
PLANNING COMMISSION MINUTES
September 26, 2011**

 APPROVED

The meeting of the Monroe Planning Commission was scheduled for September 26, 2011 at 7:00 p.m., in the City Hall Council Chambers at 806 West Main Street, Monroe, WA 98272.

CALL TO ORDER

Chairman Loots called the meeting to order at 7:10 p.m.

ROLL CALL

Secretary Kim Shaw called the roll. The following were:

Present: Chairman Loots, Commissioners Dave Demarest, Wayne Rodland, Jeff Sherwood

Excused: Commissioners Bill Kristiansen, Ed Davis

Staff Present: Planning & Permitting Manager Paul Popelka and Secretary Kim Shaw

Chairman Loots introduced new commissioner Jeff Sherwood who gave a brief introduction of his interests.

CITIZEN COMMENT

There were no comments at this time.

PUBLIC HEARING (CONTINUED)

A. CPA2012-01 – First Air Field – Paul Popelka, Planning & Permitting Manager

Manager Popelka gave a brief summary of this item. He began by explaining the process of the Comprehensive Plan docket and how proposed items are selected for docketing. This proposal will include several facilities, including classrooms, restaurant, museum, hangars and others. The land use will be redesignated to a single land use LOS (Limited Open Space).

Chairman Loots opened the public testimony portion of the hearing and administered the affidavit of oath to those wishing to speak on this item.

Dan Chapman
Venture Partners
6513 132nd Ave #345
Kirkland WA 98033

A letter in favor of this proposal was submitted by Mr. Chapman on September 26th, 2011.

Ken Berger
148 Woods St.
Monroe WA 98272

Mr. Berger owns property south of this proposal and is speaking in favor of this proposal. He believes that the airport as it exists is too small to be viable. It is an important part of the community for the economic growth of the city. Sound is not a significant problem and the area of expansion is only operated by commercial businesses. The trend for airports is to have

expanded facilities which this currently does not have. He would encourage the commission to recommend this proposal to the Council for docketing.

Dan Reina
11809 Nevers Rd.
Snohomish WA.

Mr. Reina is a partner on this proposal and he is greatly encouraged by the response of the city thus far. He believes this proposal compliments the fairgrounds and NASCAR to use the proposed facilities.

Daryl Habich
13812 179th Ave SE.
Monroe WA 98272

Mr. Habich is a partner on this proposal. He explained that a lot of the reason for docketing is to extend the runway, which will be 3,200 ft. long. Concerns about the building heights, etc. are primarily concerns of take-off for the planes. On a bigger scale he is hoping to have greater access for flyers. He explained that the FAA will be involved in reviewing any obstacles, width and length of the runway. The FAA has not been concerned about the fairgrounds in this arena. The operations of the airport will not change as far as large planes being allowed. There will be lighting for planes landing in the dark. The airport is currently being used by Medi-Vac and they would prefer to have more length, width and lighting.

Clyde Laughlin
2811 NW Market
Seattle WA. 98107

Mr. Laughlin has been a user of the airport for many years and has been concerned about the viability of the existing airport. He feels that this could become an economic asset with the proposed improvements. He urges the Commission to docket this item.

David Nichols
PO Box 1046
Woodinville WA. 98072

Mr. Nichols is a private pilot and is also a physician who uses the airport regularly. He is in favor of this proposal. Currently he has to plan his return trips in the daytime due to the lighting that is not available.

Andrew Sanders
18422 189th Ave NE
Woodinville WA. 98072

Mr. Sanders has been a tenant at the airport for 10 – 12 years. He is in favor of the proposal and is also concerned about the loss of small airports. He spends much of his free time in Monroe and the businesses around the city. He believes this is an opportunity that could be a great asset to the community.

Karl Seuring
5400 Carilon Pt.
Kirkland WA.

Mr. Surrey is in favor of this proposal. As a pilot for many years, he stated that the displaced threshold on the west end needs to be updated. He believes that this would be a great asset to the community. The extended runway would allow pilots to make a clearer upzone.

Kurt Latimore
11805 Ingraham Rd.
Monroe WA 98272

Mr. Latimore is in favor of this proposal. When he relocated to Monroe, this was one of the first things that "caught his eye" as he is a pilot. Having a classroom for students is a great asset, excellent use of the land west of town.

Tom Williams
17576 136th Pl SE
Monroe WA 98272

Mr. Williams is in favor of this proposal. He believes this is a unique asset to Monroe and would like to see this item docketed as he believes it would improve the safety of the airport and becomes a viable economic point for Monroe.

Kathy Heichel
14815 207th Ave SE
Monroe WA. 98272

Ms. Heichel is in favor of this project and agrees with the others.

Gary Allen
11332 125th NE
Lake Stevens WA.

Mr. Allen is currently a pilot. He feels that if there is more volume that would benefit Monroe. This expansion will bring in new business with the restaurant, etc. Safety concerns are an issue and he would like to see this docketed.

Ray Sack
11105 NE 132nd Pl,
Kirkland WA. 98033

Mr. Sack once owned an airport business. This will not create any more noise than the race track at the fairgrounds. He feels the city should support this proposal as a business.

Britt Heath
PO Box 516
Monroe WA. 98272

Ms. Heath represents Harmsen and Associates which created the document for the proposal. She would like to emphasize the docketing criteria. Currently, the city's Comprehensive Plan has created an overlay that protects the airport. Although the airport expansion is not a part of this

application, it is more of an opportunity to expand the review. She also highlighted the positive aspects of this proposal and there will more than likely be mitigations for noise, etc.

Wayne Heichel
14815 207th Ave SE
Monroe WA. 98272
Mr. Heichel is in favor of this proposal.

Chairman Loots called for a motion to close the public testimony portion of the public hearing.

Commissioner Demarest made the motion to close the public testimony portion of the public hearing. Motion was seconded by Commissioner Rodland. Vote carried unanimously 4/0.

At this time, Manager Popelka explained the process from this point. There will be no adverse cumulative effects or impacts to the community from this proposal. Commissioner Demarest inquired about how the West Monroe Land Use study will affect the airport. Manager Popelka explained that the study could move forward even without the approval of docketing the airport application, although he feels that the two items should move forward together.

Chairman Loots called for a motion to close the public hearing. Commissioner Sherwood made the motion to close the public hearing. Motion was seconded by Commissioner Rodland. Vote carried unanimously 4/0.

Commissioner Demarest made the motion to recommend approval to City Council to docket CPA2012-1 - First Air Field. Motion seconded by Commissioner Rodland. Vote carried unanimously 4/0.

Chairman Loots called for a 5 minute recess at 9:00. Meeting was reconvened at 9:10.

CPA2012-A – West Monroe Subarea Land Use Study – Paul Popelka, Planning & Permitting Manager

Manager Popelka gave a brief summary of this proposal. This study looks at additional criteria that are closely related to the First Air Field proposal. The intent of this item consists of what other businesses might be affected by the airport proposal. A preliminary analysis was completed for this item as well and there are also elements in the Park and Recreation portion of the Comprehensive Plan.

Chairman Loots opened the public testimony portion of the public hearing. He administered the affidavit of truth to those wishing to speak.

Ken Berger
148 Woods St.
Monroe WA. 98272

Mr. Berger is in favor of this study as it seems to make sense for multi-use and would be compatible for the area.

With no one else wishing to speak on this item, Chairman Loots called for a motion to close the public testimony portion of the hearing. Commissioner Sherwood made the motion to close the public testimony portion of the hearing. Motion seconded by Commissioner Demarest. Vote carried unanimously 4/0.

Following discussion among the commissioners, Chairman Loots called for a motion to close the public hearing. Commissioner Rodland made the motion to close the public hearing. Motion seconded by Commissioner Demarest. Vote carried unanimously 4/0.

Commissioner Demarest made the motion to recommend docketing CPA2012-A West Monroe Subarea Land Use Study to the City Council subject to the following items:

- Expand the study area between SR 2 and Roosevelt Rd. to the north.
- Council make a decision and direction be given back to the Planning Commission with regard to whether the subarea or First Air Field go first, recognizing that they both cannot run concurrently.
- Council direct Planning Commission to look at the airport overlay and associated zones.

Motion seconded by Commissioner Rodland. Vote carried unanimously 4/0.

WORKSHOP

2012 Planning Commission Work Program Update

Manager Popelka explained that there were some minor changes made from the previous document given to the commissioners at the last regular meeting.

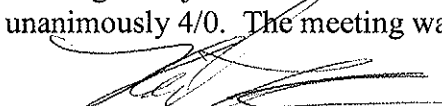
Chairman Loots asked for a motion to move forward with the Work Program. Commissioner Demarest made the motion to recommend to City Council they approve the 2012 Planning Commission Scope of Work and the Comprehensive Plan Amendments review schedule. Motion seconded by Commissioner Rodland. Vote carried unanimously 4/0.

DISCUSSION BY COMMISSIONERS AND STAFF

Commissioner Rodland attended the Historical Society meeting and shared that they will be commenting on the East Monroe Economic project.

ADJOURNMENT

Commissioner Demarest made a motion that the September 26, 2011 Planning Commission meeting be adjourned. Commissioner Rodland seconded the motion. By vote the motion carried unanimously 4/0. The meeting was adjourned at 10:02 p.m.



Paul Loots
Chairman

Kim Shaw
Planning Commission Secretary